

HUD Tenants' Coalition

Connie Loukatos
HUD Area Office
One Newark Center
Newark, N.J. 07102

Dear Ms. Loukatos,

The HUD Tenants' Coalition certainly appreciates your availability to discuss policy and problems. Below is a summary of some of the outcomes from the March 24, 1997, meeting at Crumny, Del Deo.

1) Communication/ Demonstration Program Section 8: Paul Aprigliano said he would send information concerning the demonstration program which affects Center City and possibly 1060 Broad St. He said he would send information from the federal register, and a sample of the flier which HUD is sending out about the program.

Frank Hutchins said he would contact NAHT to see if fliers have been developed in other parts of the country. On the topic of better communications, Mr. Hutchins asked that major developments in the buildings be communicated in a timely basis, and this was agreed to.

2) Tenant Harassment/Manager Interference: Cases of management interference at Georgia King Village and Garden Spires were discussed. At Georgia King, maintenance workers prohibited distribution of the fliers for Tenant Meeting. At Garden Spires, management discouraged people from attending Legal Services workshop, and a competing meeting was set up.

Bill Good suggested that the managers at both of these places be reminded of the memo from Washington, HUD, from Chris Greer concerning these issues. This was agreed to.

3) Updating Data Base - Both NJHFMA and HUD said they would supply an updated listing of which staff person is responsible for each building.

4) Regional Forums/Workshops: All parties will attend, but asked for sufficient advance notice of date and location.

5) Rent Increase Procedures: A long discussion of problems with rent increase procedures which focused primarily (not exclusively) on several issues:

- a) notices from NJHFMA asking buildings to apply for rent increases
- b) failure to examine supporting figures, since figures showed that costs were decreasing, not increasing in a number of instances
- c) the problem of outstanding debt and how it could be reduced
- d) the loss of market rate tenants
- e) failure to proper notice, and the shortness of time to review rent increase applications
- g) exclusion of tenants (who could verify expenditures) from the process
- h) wasting money through mismanagement, not enough scrutiny of the process

- i) lack of access to documents such as contracts, bills, etc. so that expenditures could be more closely monitored
- j) the possibility of a hearing for residents on rent increase applications

A separate discussion was held concerning the increase granted at Zion Towers recently. A separate letter has been sent detailing our concerns about this rent increase, and asking that it be voided.

A follow up meeting to address rent increase issues will be arranged, as soon as a date is available from Director Touhey.

6) **Outstanding Building Problems:** One section of Aspen Riverpark has been without elevators for 2 months. This is causing great hardship to residents there. Paul Aprigliano promised to find out what was causing the delay with repairing it.

Members of the **HUD Tenants' Coalition** appreciate your efforts, and look forward to ongoing work together to improve the quality of life in these buildings.

Sincerely,

Frank Hutchins
(201) 643-7711